ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಭಾರತ ಸರ್ಕಾರ ಮತ್ತು ಕರ್ನಾಟಕ ಸರ್ಕಾರಗಳ ಜಂಟಿ ಉದ್ಯಮ)
3ನೇ ಮಹಡಿ, ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ,
ಬೆಂಗಳೂರು–560 027. ಭಾರತ.

Bangalore Metro Rail Corporation Ltd.
(A joint Venture of Government of Karnataka & Government of India)
B.M.T.C Complex, 3rd Floor, K.H. Road, Shanthinagar,
Bengaluru – 560 027. INDIA

BMRCL/A(PD)/RO-19/2026-27/C-49904 Date: 20/07/2026

NOTICE INVITING TENDER & KEY DETAILS

SELECTION OF LICENSEE FOR RETAIL OUTLETS AT PATTANDURU AGRAHARA, SV ROAD, INDIRANAGAR, HALASURU, MAJESTIC, MAGADI ROAD, PATTANAGER, CHICKPETE, KR MARKET, BANASHANKARI, JP NAGARA, DODDAKALLASANDRA, & JAYADEVA METRO STATIONS OF BMRCL

KPP Portal Ref. No.: BMRCL/2026-27/SE0059

BMRCL Tender No.: BMRCL/A(PD)/RO-19/2026-27 Dtd.: 20/07/2026

1.1 Introduction

1.1.1 Bangalore Metro Rail Corporation Limited is a joint venture company constituted by the Government of Karnataka and the Government of India and incorporated under the Companies Act, 1956.

1.1.2 BMRCL has been established with the principal objective of planning, designing, developing, constructing, maintaining, operating and financing mass transit and other urban transport systems of all types and description in Bengaluru. In pursuance of this objective, BMRCL is in the process of constructing a metro rail system for Bengaluru and has branded the metro rail for Bengaluru as “Namma Metro”.

1.1.3 “Namma Metro” is a registered brand owned by BMRCL. The Namma Metro stations are located in prime locations and are recognised by marketing professionals as a consumer draw. BMRCL proposes to leverage on both the brand “Namma Metro” and the stations and properties being located in the vicinity of major commercial hubs of Bengaluru for realizing a potential source of non-fare box revenue. One of the sources of non-fare box revenue is through licensing of spaces for commercial use in and around the metro stations.

1.2 Invitation to Submit Bid

1.2.1 BMRCL hereby invites interested parties to submit Bid through Karnataka Public Procurement Portal (e-Procurement Portal), as per the terms and conditions described in this Bid Document, for selection for award of a license to design, establish and operate a Large-Format Commercial Space within the station premises in accordance with the terms of this Bid Document. The selection of the Licensee(s) shall be undertaken through an open competitive bidding process in accordance with the terms of this Bid Document.

1.2.2 Bidders are advised to be completely informed about the process and the terms and conditions for the selection of a Licensee before submitting/uploading their Bid, by careful study of the Bid Document, attending the Pre-Bid Meeting and making their own enquiries, as may be required, in accordance with the terms hereof, before submitting their Bid.

1.3 Registration:

a) The Bidder is required to enrol on the Karnataka Public Procurement Portal (https://kppp.karnataka.gov.in) by clicking on the link “Bidders Registration” on the Karnataka Public Procurement Portal and by paying requisite registration fee.

b) As part of the enrolment process, the Bidders are required to choose a unique user name to assign a password for their accounts.

c) Bidders are advised to register their valid email addresses and mobile numbers as part of the registration process. These would be used for any communication with the Bidder.

d) Upon enrolment, the Bidders will be required to register their valid Digital Signature Certificate (Only Class III Certificates with signing + encryption key usage) issued by any Certifying Authority recognized by CCA India.

e) Only one (01) valid DSC should be registered by a Bidder. Please note that the Bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.

f) Bidders should then login to the website through the secured log-in by entering their user ID/password and the password of the DSC / e-Token.

g) The scanned copies of all original documents (as required) should be uploaded on portal in PDF/JPG format.

h) For any query regarding e-Procurement on the Karnataka Public Procurement Portal, contact helpdesk number: +91-8046010000, +91-8068948777, and Email ID: support@eprochelpdesk.com.

1.4 Searching for tenders/bids:

Once the Bidders have selected the proposal Bids/Tenders and if they are interested to participate, the Bidders can pay non-refundable processing fee–to Karnataka Public Procurement Portal. It will be the responsibility of the Bidder to check the website and see any Addendum/Corrigendum issued in this Tender from time to time and ensure submission of Tender submittals accordingly.

1.5 Other Information:

1.5.1 **EMD BG Validity:** Tender/s must be accompanied by Earnest Money Deposit (EMD) as specified in clause 2.19 of section - 2 below, drawn in favour of "Bangalore Metro Rail Corporation Ltd". EMD will have to be paid in full through online payment in e-Procurement Portal (or) submitted in the form of Electronic Bank Guarantee (eBG) or Bank Guarantee, payable & extendable at a designated branch in Bengaluru and shall have to be valid for 60 days beyond the validity of the Tender (i.e. 240 days from the date of submission of Tender).

1.5.2 Registered Bidders with e-token are advised to frequently check the e-Procurement portal for any amendments like Addendum / Corrigendum / BMRCL's response to pre-bid queries, etc.

1.5.3 BMRCL will not be held responsible for consequential damages/losses due to lack /interruption of power supply & internet, low speed of internet, system problems, loss of electronic information/data etc.

1.5.4 Any corrigendum/addendum issued to the Bid document, shall be published on KPP portal. It is the Bidder's responsibility to submit/upload its Bid taking into account all addenda/corrigenda issued.

1.5.5 In the event of contradiction between terms contained in this Tender Document and that of KPP Portal, the conditions laid in this Tender Document or Corrigenda / Addenda, as the case may be, shall prevail.

1.5.6 **"Financial Offer / Item Pricing Details" page as corresponding to KPP Portal:**

Item Details	**Estimate Unit Rate**	**Estimate Item Price (inclusive of all applicable taxes)**	**Price Quoted by Bidder per Quantity (inclusive of all applicable taxes)**	**Amount (inclusive of all applicable taxes)**	**Net Amount (inclusive of all applicable taxes)**	**Actions ***
Location Code Station Name License Period	Minimum Monthly Reserve Price inclusive of GST (@18%)	Minimum Monthly Reserve Price inclusive of GST (@18%) multiplied to 48 months	**TO BE QUOTED BY THE BIDDER**	Automatically fed by KPP Portal – No action required by the Bidder	Automatically fed by KPP Portal – No action required by the Bidder	**BIDDERS SHALL MANDATORILY MENTION THE AMOUNT OF GST (@18%) THAT HAS BEEN INCLUDED IN THE QUOTED PRICE**

***click on the actions icon to enter GST component.**

1.5.7 For further clarifications/details, contact Tender Inviting Authority: Director (Finance), BMRCL on 080-22969300, 080-22969301. E-mail: pdretail@bmrc.co.in.

For any query regarding e-Procurement portal/ Tender submission, please contact helpdesk at+91-80-46010000, +91-80-68948777, Email: support@eprochelpdesk.com.

:Tender Key details:

1.	Date of Issue of Bid Document	As per Date and Time specified in e-Procurement Portal.
2.	Bid Security/EMD	As per clause 2.19 of section – 2.
3.	Site visit	On all Working Days between 11:00 am. and 5:00 pm. (IST) from 01-04-2026 to 05-05-2026. Contact no. 080-22969300, 080-22969301
4.	Pre-Bid Meeting details	As per Date and Time specified in e-Procurement Portal.
5.	Clarification on bid queries by BMRCL	As per Date and Time specified in e-Procurement Portal.
6.	Last Date & Time of Submission of Bid	As per Date and Time specified in e-Procurement Portal.
7.	Date & Time of Opening of Technical Bids	As per Date and Time specified in e-Procurement Portal.
8.	Date, Time and Place for submission of EMD BG	Within 5 working days from the last date of submission of bids, to the below address. The Director (Finance), Bangalore Metro Rail Corporation Limited, 3rd Floor, BMTC Complex, K.H Road, Shanthinagara, Bengaluru-560027, Karnataka, India.
9	Date and Time of opening of Financial Bids	Will be intimated to the Qualified Bidders through e-Procurement Portal. Bidders to trace the same.
10	Download of Tender Document	Tender document to be downloaded from Karnataka Public Procurement Portal (e-Procurement Portal) https://kppp.karnataka.gov.in)
11	Address for communication and submission of EMD.	The Director (Finance) Bangalore Metro Rail Corporation Limited, 3rd Floor, BMTC Complex, K.H Road, Shanthinagara, Bengaluru-560027 Karnataka, India.
12	Bid Validity	180 days from the last date of submission of bid.

Retail Outlet Location Details

Sl. No	Location Code	Name of the Station	Business Category – Bidders to choose only one category from the below	Approx area in sqft.	Common Area Maintenance Charges at Rs. 5/- per sq. ft. per month	Max. power availability (in KW)	Water avail-ability per day (in litres)	Sanitary Connection Feasibility	Including sign board the maximum Height of Retail Outlet
I	II	III	IV	V	VI	VII	VIII	IX	X
1	RO/ITPL/CL/FOB/1	Pattandur Agrahara	1. Money Exchange **or** 2. Pharmacy **or** 3. Organic Food Store / Natural Grocer	280	Applicable	10	Not Applicable	Not Applicable	10 feet
2	RO/ITPL/CL/FOB/2	Pattandur Agrahara	1. High Street Pastry & Cafe **or** 2. Salon, Health & Personal Care **or** 3. Confectionary & Gifts Shop	640	Applicable	15	500	Feasible*	10 feet
3	RO/SV RD/GL/1# (please see Note below)	SV Road	1. Mini Mart or 2. Salon, Health & Personal Care or 3. E-commerce / Logistic Services	2,176	Applicable	15	Not Applicable	Feasible	Existing structure height
4	RO/SV RD/GL-2## (please see Note below)	SV Road	1. E-commerce / Logistic Services or 2. Quick Service Restaurant or 3. Wellness Studio / Fitness Centre	2,613	Applicable	15	1,000	Feasible	Existing structure height
5	RO/IDN/GL/2	Indiranagar	1. Organic Food Store / Natural Grocer **or** 2. Fashion Jewellery / Accoutrement store **or** 3. High Street Pastry & Café	220	Applicable	10	500	Feasible	10 feet

Sl. No	Location Code	Name of the Station	Business Category – Bidders to choose only one category from the below	Approx area in sqft.	Common Area Maintenance Charges at Rs. 5/- per sq. ft. per month	Max. power availability (in KW)	Water avail-ability per day (in litres)	Sanitary Connection Feasibility	Including sign board the maximum Height of Retail Outlet
6	RO/HLRU/GL/1	Halasuru	1. Quick Service Restaurant **or** 2. Apparels & footwear **or** 3. Hardware Shop	396	Not Applicable	10	500	Feasible	10 feet
7	RO/KGWA/GL/3	Majestic	1. Bakery & Snacks **or** 2. Travel Agency **or** 3. Pharmacy	460	Applicable	10	500	Feasible	10 feet
8	RO/KGWA/GL/4	Majestic	1. Apparels & footwear **or** 2. Mobile phones & Accessories **or** 3. Organic Food Store / Natural Grocer	480	Applicable	10	Not Applicable	Feasible	10 feet
9	RO/MIRD/GL/2	Magadi Road	1. Provision Store **or** 2. Pharmacy **or** 3. Quick Service Restaurant (Veg. only)	528	Applicable	10	500	Feasible	10 feet
10	RO/PATG/GL/1	Pattanagere	1. Mobile phones & Accessories or 2. High Street Pastry & Cafe or 3. Books & Stationary	570	Applicable	15	500	Not Feasible	10 feet
11	RO/CKPE/GL/3	Chickpete	1. Fresh Juice Centre or 2. Apparels & footwear or 3. Mobile phones & Accessories	350	Not Applicable	10	500	Feasible	10 feet

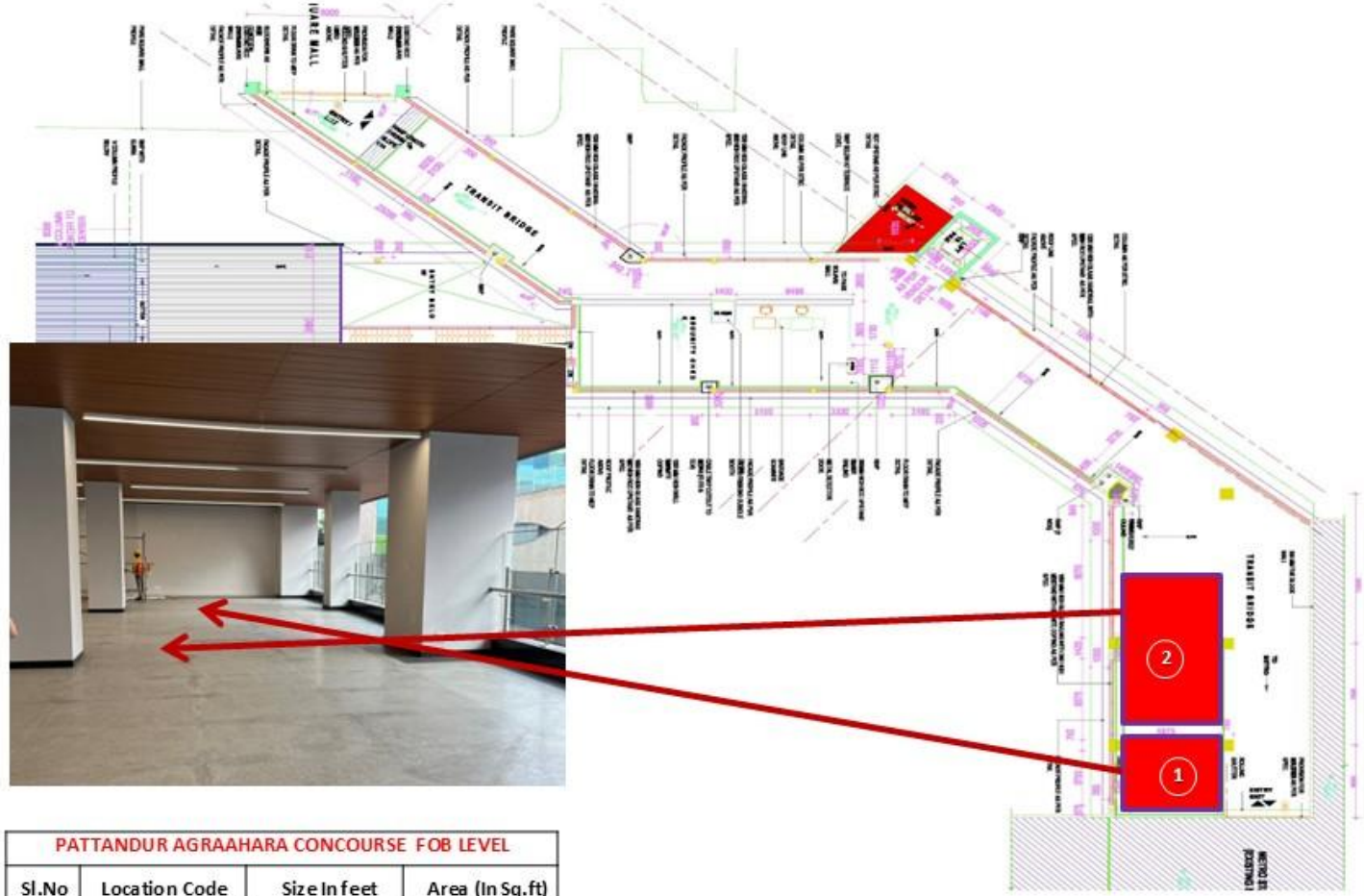
Sl. No	Location Code	Name of the Station	Business Category – Bidders to choose only one category from the below	Approx area in sqft.	Common Area Maintenance Charges at Rs. 5/- per sq. ft. per month	Max. power availability (in KW)	Water avail-ability per day (in litres)	Sanitary Connection Feasibility	Including sign board the maximum Height of Retail Outlet
12	RO/CKPE/GL/4	Chickpete	1. Home Appliances & Utensils or 2. Hardware Shop or 3. Apparels & footwear	600	Applicable	15	Not Available	Not Feasible	10 feet
13	RO-KRMT-GL-2	KR Market	1. Coffee & Tea Shop or 2. Mini Mart or 3. Courier Agency	825	Applicable	15	500	Feasible	10 feet
14	RO/BSNK/CL/1	Banashankari	1. Bakery & Snacks or 2. Organic Food Store / Natural Grocer or 3. Fresh Juice Centre	456	Applicable	10	150	Not Feasible	10 feet
15	RO/BSNK/CL/2	Banashankari	1. Confectionary & Gifts Shop or 2. Mobile phones & Accessories or 3. Mini Mart	627	Applicable	10	Not Available	Not Feasible	10 feet
16	RO/JPN/GL/3	J P Nagara	1. Mobile phones & Accessories or 2. Provision Store or 3. Fresh Juice Centre	390	Applicable	5	Not Available	Not Feasible	10 feet
17	RO/JPN/GL/4	J P Nagara	1. High Street Pastry & Cafe or 2. Organic Food Store / Natural Grocer or 3. Apparels & footwear	510	Applicable	5	Not Available	Not Feasible	10 feet

Sl. No	Location Code	Name of the Station	Business Category – Bidders to choose only one category from the below	Approx area in sqft.	Common Area Maintenance Charges at Rs. 5/- per sq. ft. per month	Max. power availability (in KW)	Water avail-ability per day (in litres)	Sanitary Connection Feasibility	Including sign board the maximum Height of Retail Outlet
18	RO/KLPK/GL/2	Doddakallasandra	1. Pet Care or 2. Mini Mart or 3. Mobile phones & Accessories	739	Not Applicable	5	Not Available	Not Available	10 feet
19	RO/JDHP/GL/3	Jayadeva	1. Coffee/Tea Shop or 2. Pharmacy or 3. Mobile phones & Accessories	360	Applicable	5	500	Feasible	10 feet

Sd/-
Director (Finance)
BMRCL

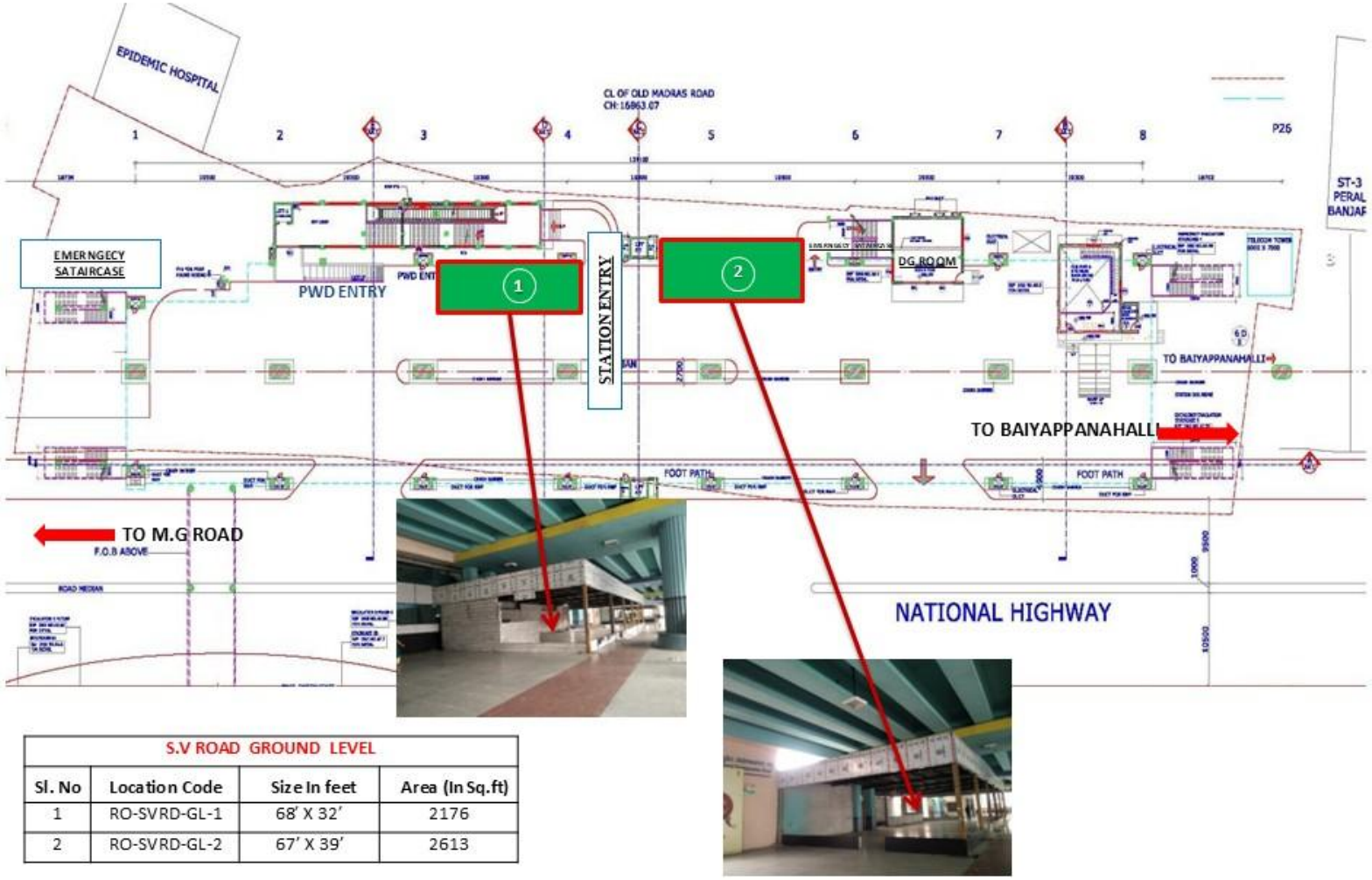
LAYOUT PLANS

PATTANDUR AGRAHARA ITPL OUTSIDE STATION
GROUND LEVEL



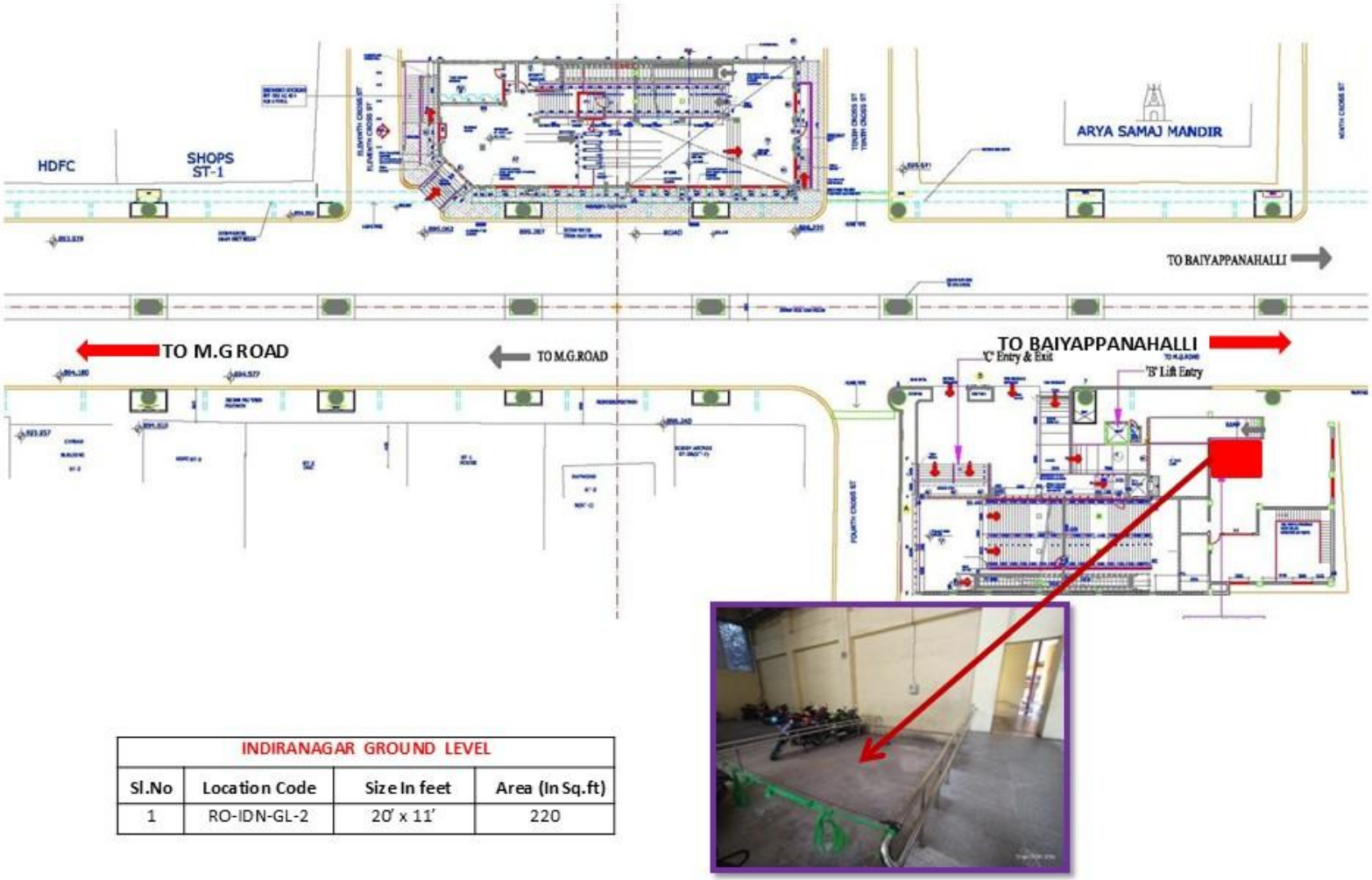
PATTANDUR AGRAAHARA CONCOURSE FOB LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-ITPL-CL-FOB-1	14' X 20'	280
2	RO-ITPL-CL-FOB-2	32' X 20'	640

S.V ROAD GROUND LEVEL



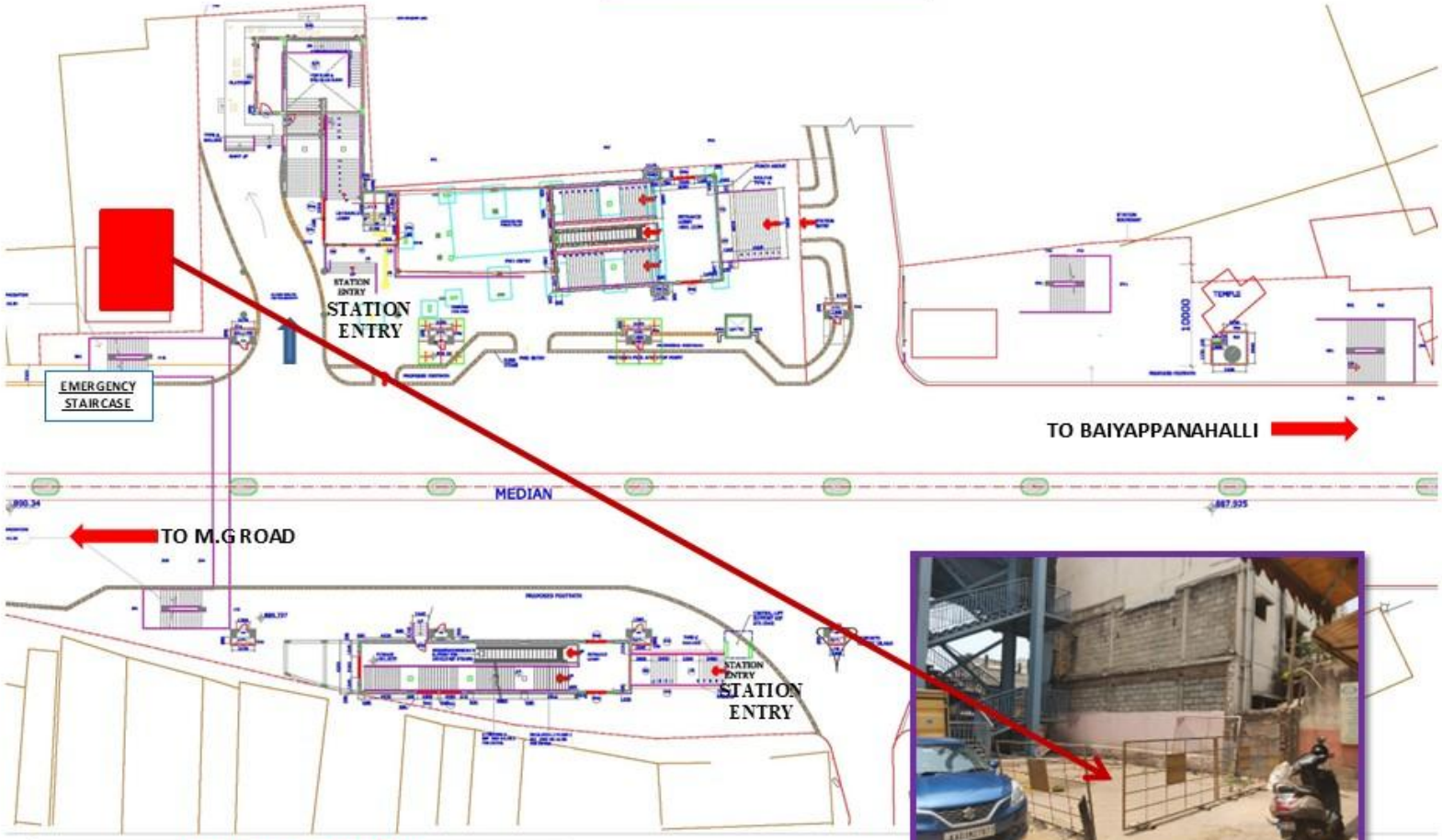
S.V ROAD GROUND LEVEL			
Sl. No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-SVRD-GL-1	68' X 32'	2176
2	RO-SVRD-GL-2	67' X 39'	2613

INDIRANAGAR GROUND LEVEL

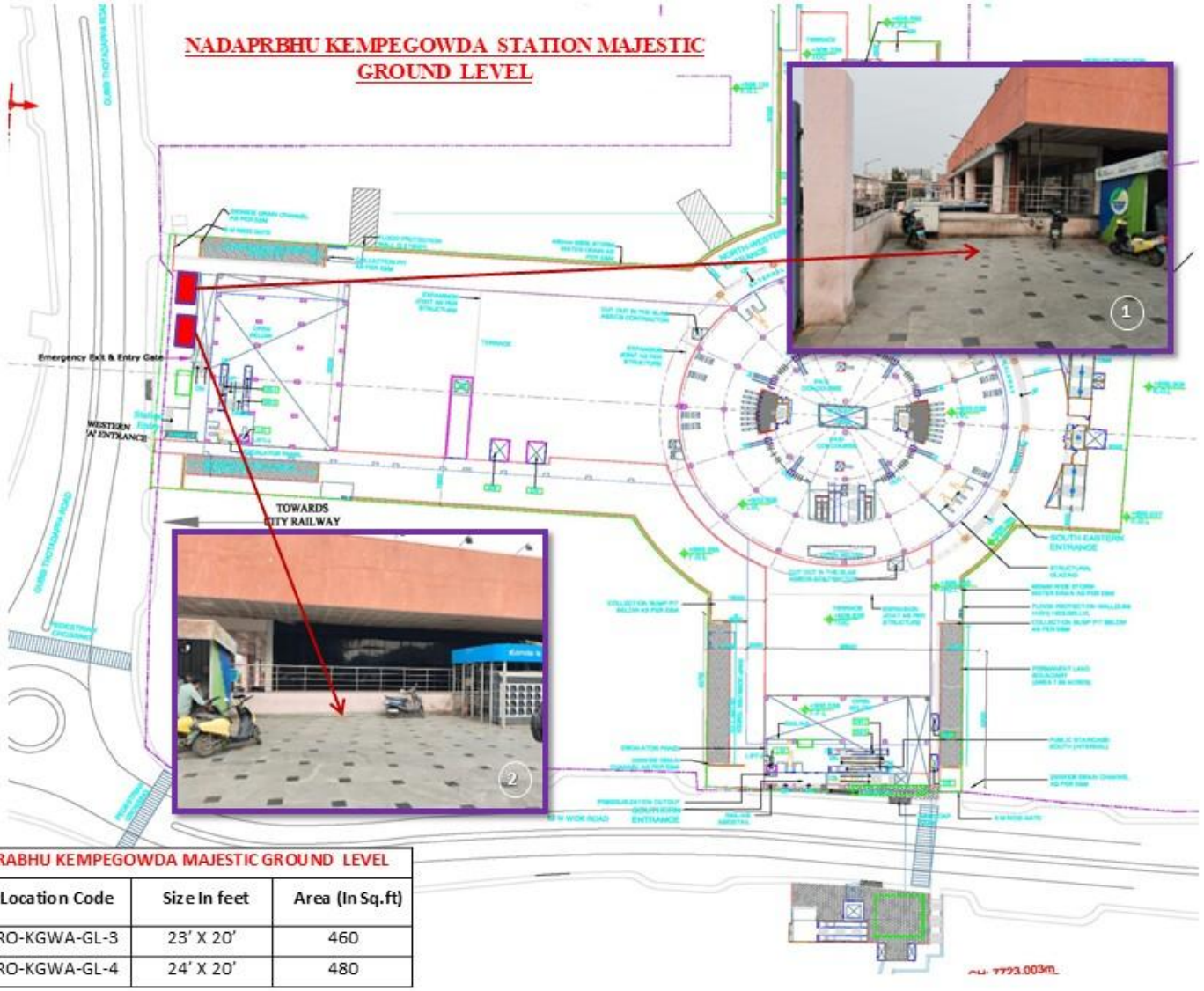


INDIRANAGAR GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-IDN-GL-2	20' x 11'	220

HALASURU GROUND LEVEL

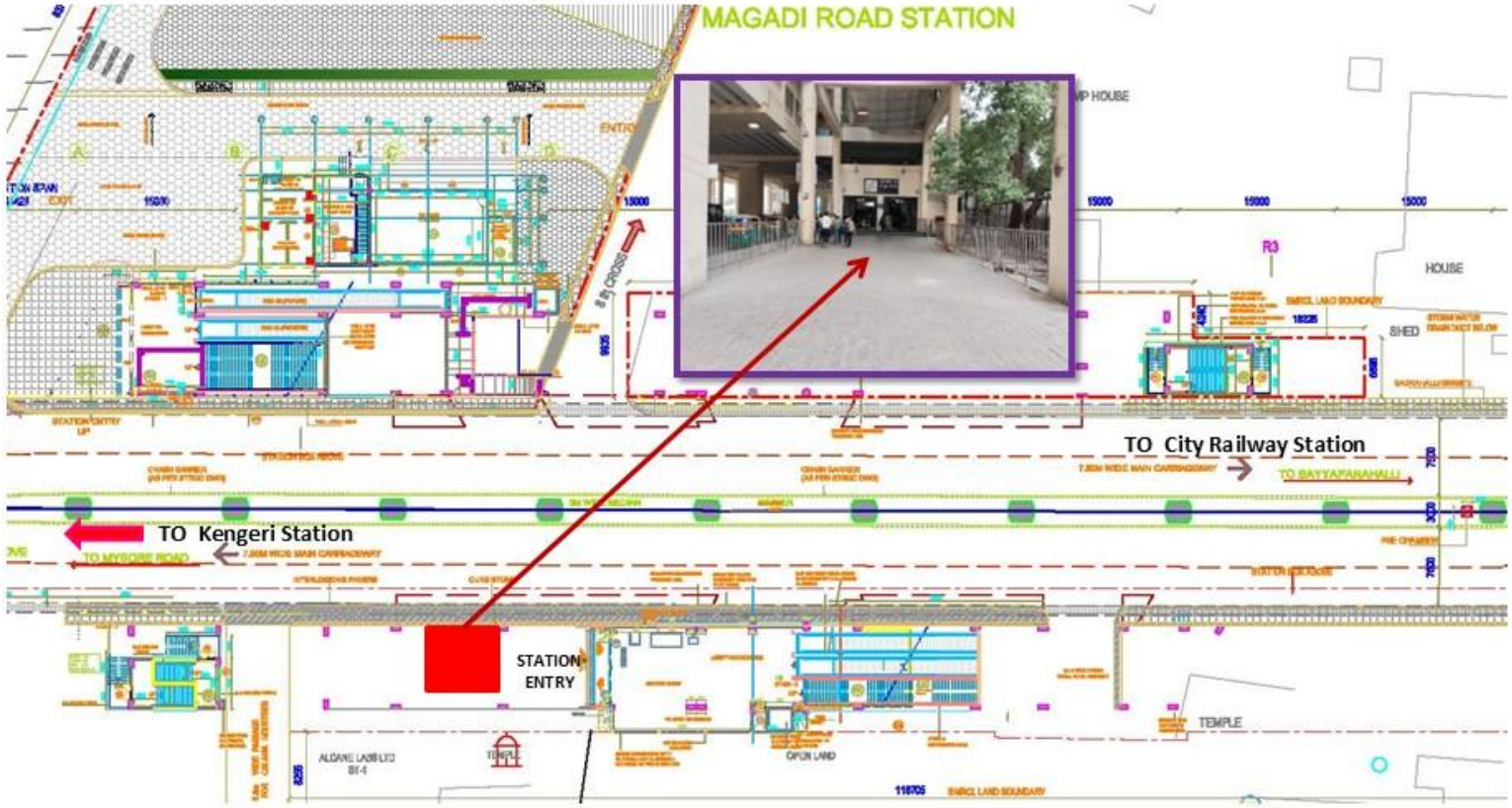


HALASURU GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-HLRU-GL-1	18' X 22'	396



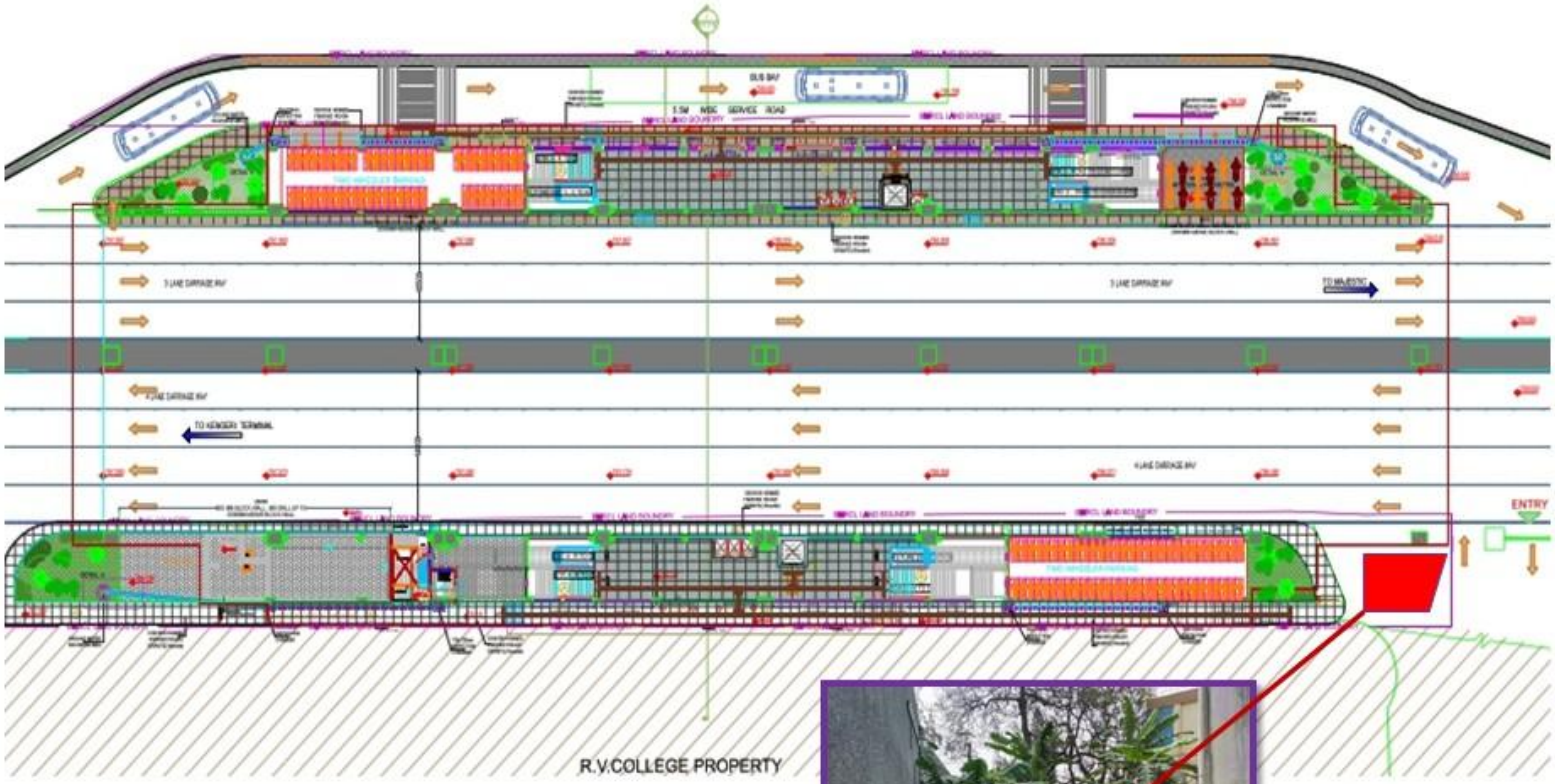
NADAPRABHU KEMPEGOWDA MAJESTIC GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-KGWA-GL-3	23' X 20'	460
2	RO-KGWA-GL-4	24' X 20'	480

MAGADI ROAD GROUND LEVEL



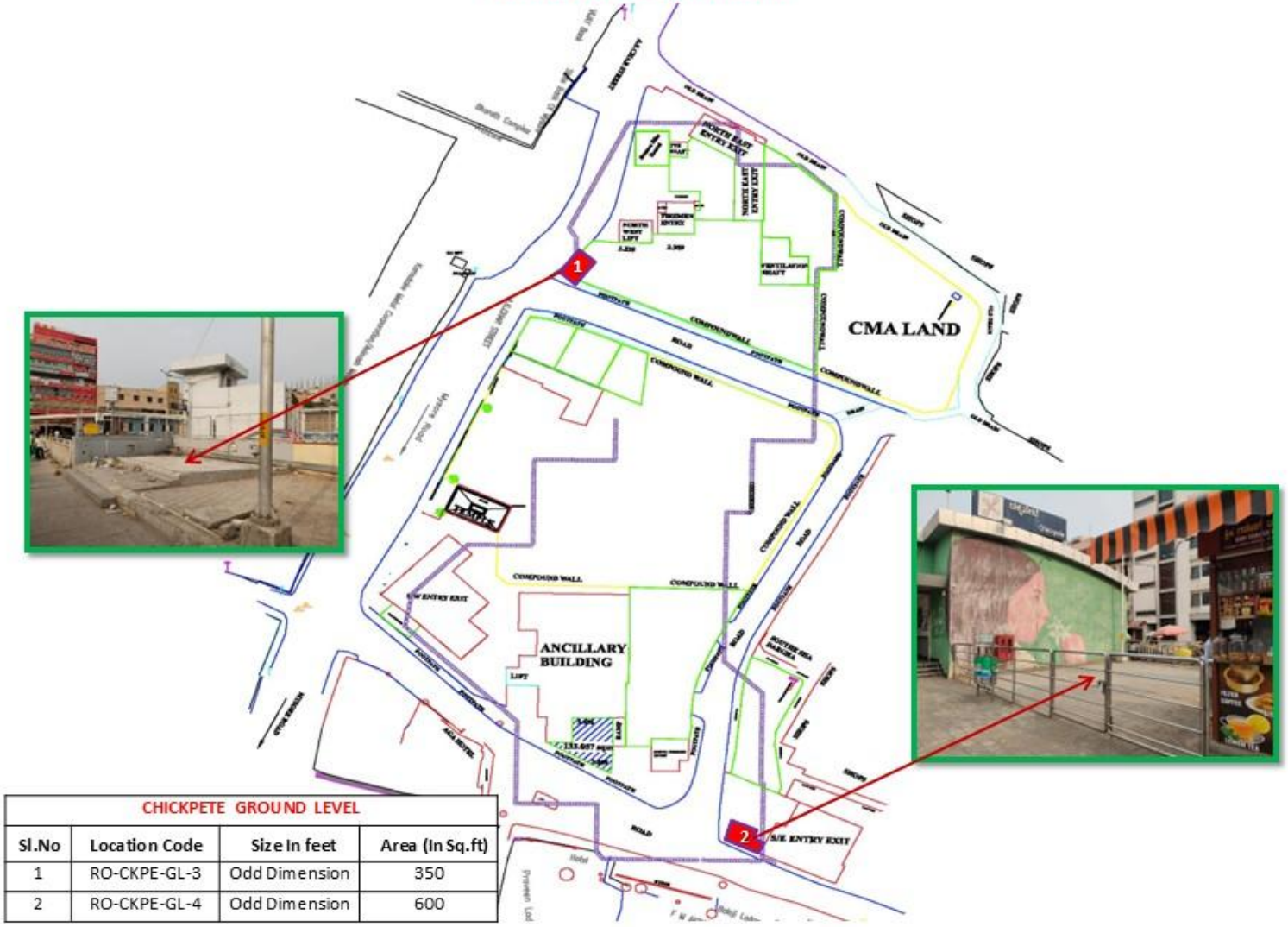
MAGADI ROAD GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-MIRD-GL-2	33' x 16'	528

PATTANAGERE GROUND LEVEL



PATTANAGERE HROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (InSq.ft)
1	RO-PATG-GL-1	Odd Dimension	570

CHICKPET GROUND LEVEL

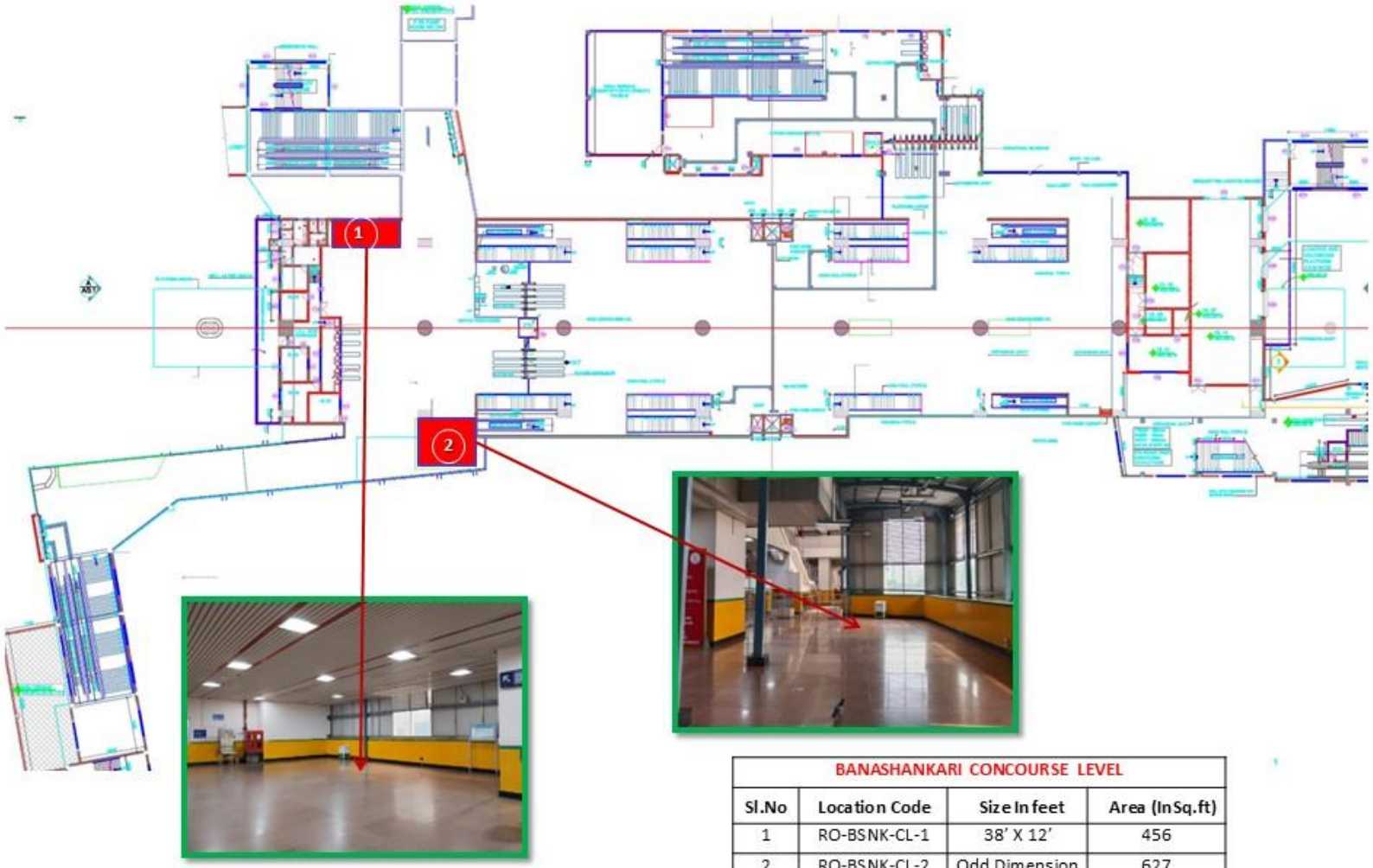


CHICKPETE GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-CKPE-GL-3	Odd Dimension	350
2	RO-CKPE-GL-4	Odd Dimension	600

K.R MARKET GROUND LEVEL

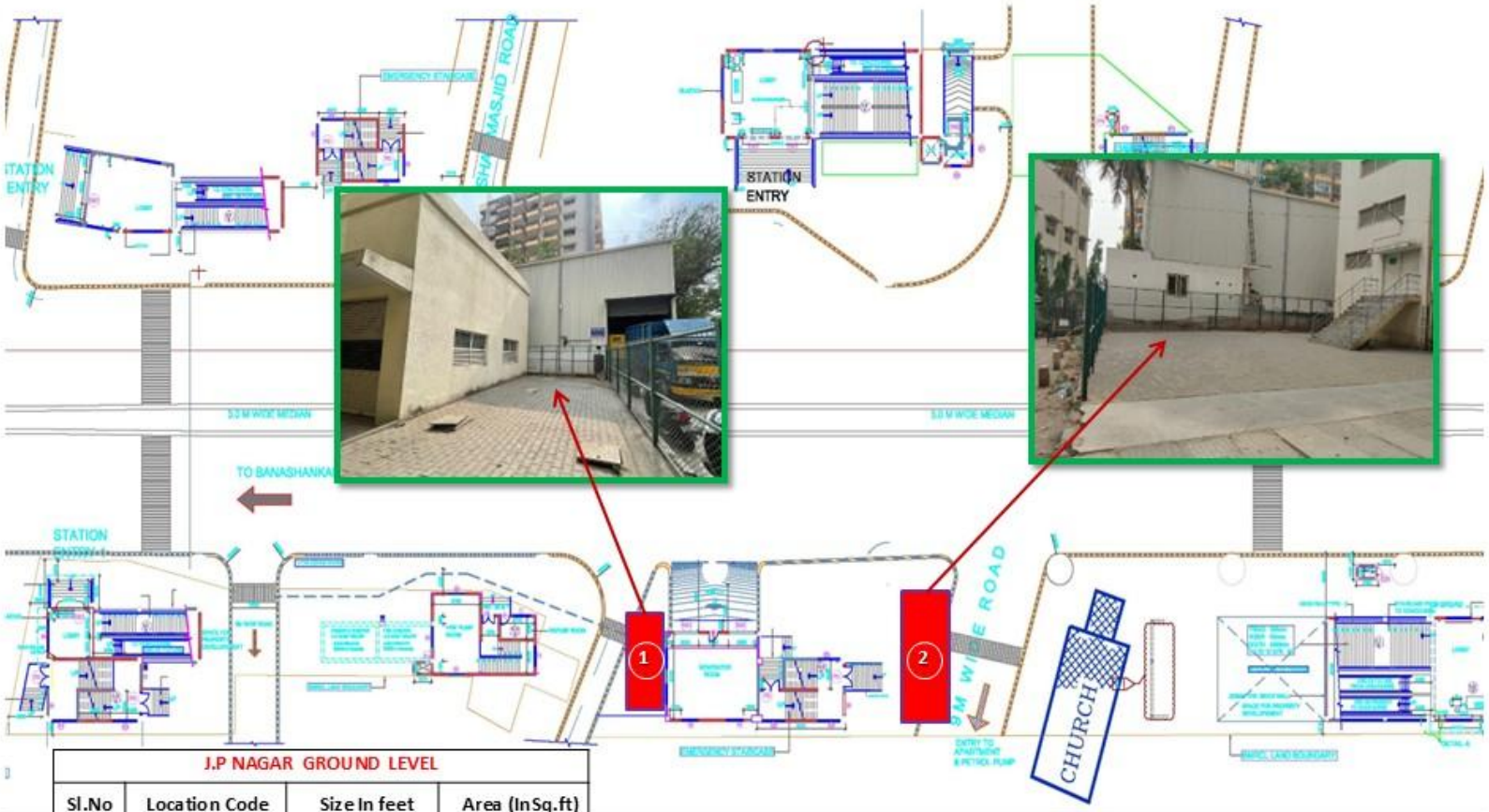
K.R MARKET GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-KRMT-GL-2	33' X 25'	825

BANASHANKARI CONCOURSE LEVEL



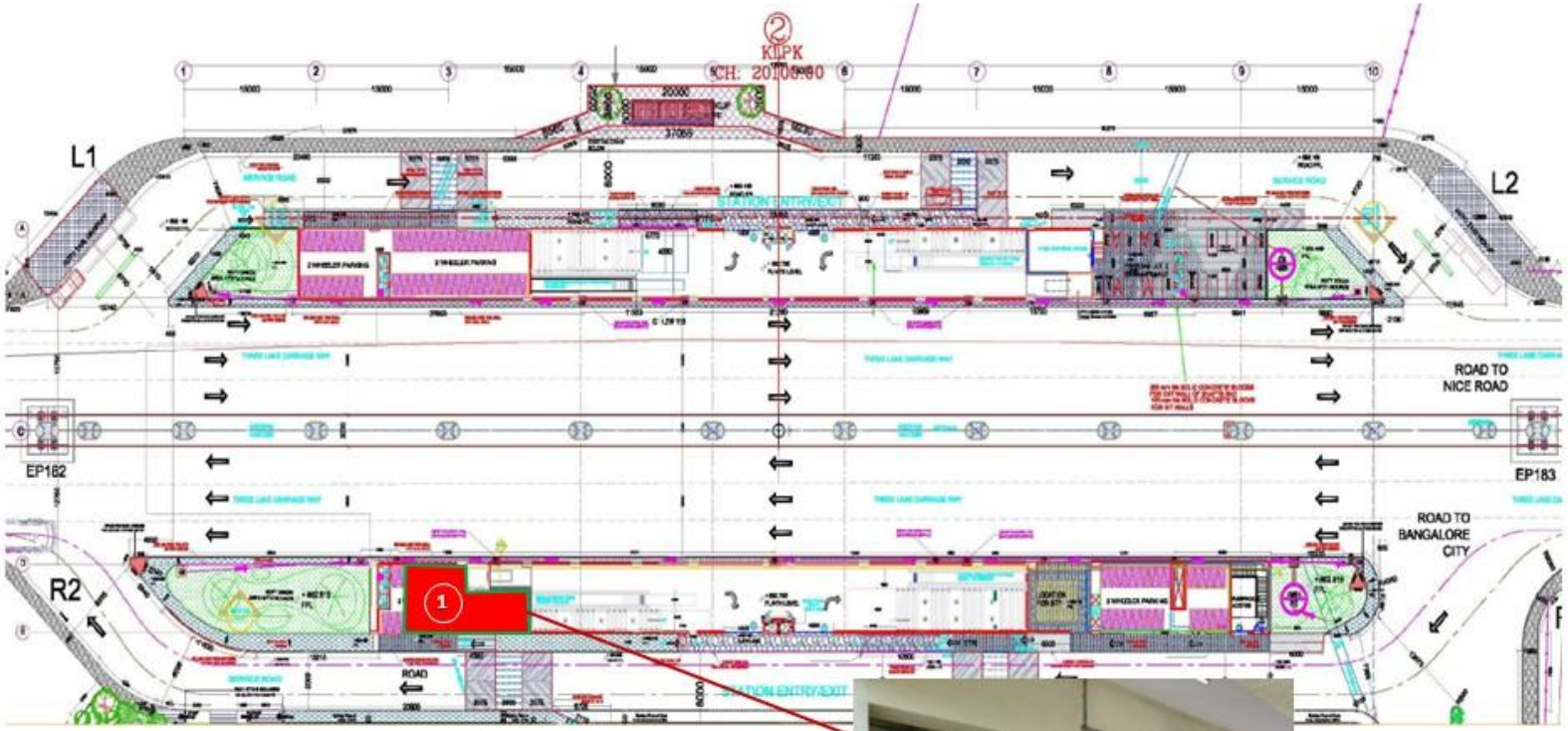
BANASHANKARI CONCOURSE LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-BSNK-CL-1	38' X 12'	456
2	RO-BSNK-CL-2	Odd Dimension	627

J.P NAGAR GROUND LEVEL



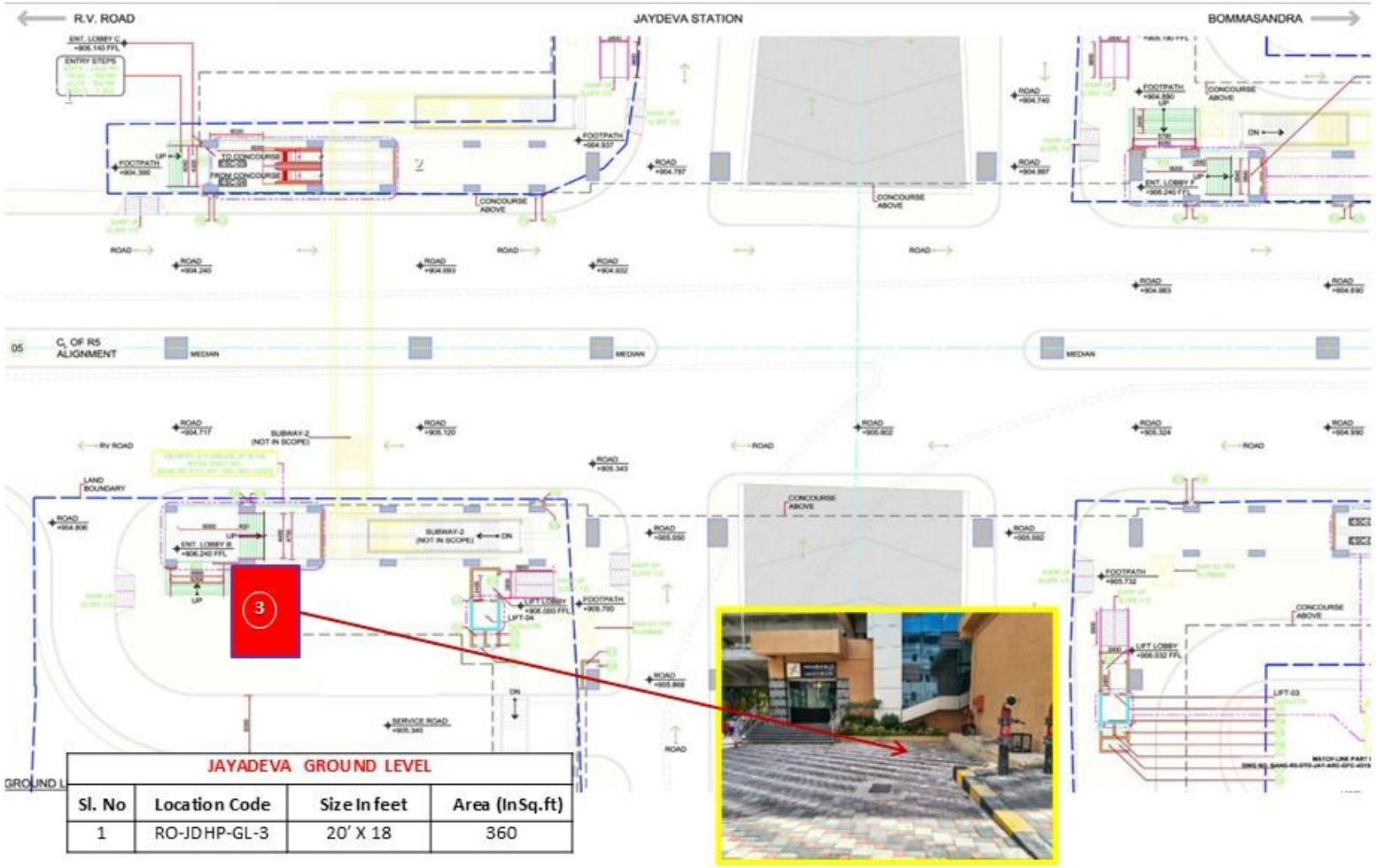
J.P NAGAR GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (InSq.ft)
1	RO-JPN-GL-3	26' X 15'	390
2	RO-JPN-GL-4	34' X 15'	510

DODDAKALLASANDRA GROUND LEVEL



DODDAKALLASANDRA GROUND LEVEL			
Sl.No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-KLPK-GL-2	Odd Dimension	739

JAYADEVA GROUND LEVEL



JAYADEVA GROUND LEVEL			
Sl. No	Location Code	Size In feet	Area (In Sq.ft)
1	RO-JDHP-GL-3	20' X 18	360

CONTACT DETAILS OF BMRCL OFFICIALS FOR SITE VISIT

Prospective Bidders are requested to contact the officers mentioned below. The Bidder is advised to visit the location physically and familiarize themselves with the site conditions before participating in the Tender.

Sl. No.	Station	Name of the Officer	Contact Number
1	Pattundur Agrahara	Raghavendra	94817 84173
2	SV Road	Arun Kumar Dhiman	94839 51909
3	Indiranagar		90362 39780
4	Halasuru		95911 69027
5	Majestic	Sanganagouda	99018 68184
6	Magadi Road	Ravi Kumar V	98442 97612
7	Pattanagere	Manjunatha PV	95911 00445
8	Chickpete	Sanganagouda	99018 68184
9	KR Market		
10	Banashankari	Manju MN	98449 41485
11	J P Nagara		
12	Doddakallasandra	Nagaraja KM	90362 39780
13	Jayadeva	Raghu T D	99868 78686

Checklist of Documents to be Submitted/uploaded in KPP Portal

Bidders are advised to go through the tender document and enclose all relevant documents in support of the conditions stipulated. Below list of documents is an Indicative check list.

Sl. No.	List of Documents
1	Earnest Money Deposit (EMD) – Proof of Online payment
2	Board Resolution for Signing the Bid
3	Incorporation Certificate
4	AoA & MoA
5	Photo copy of PAN Card
6	Aadhar or any Photo Id cum Address Proof issued by statutory body
7	Certificate issued by KBITS (in case of start-ups)
8	Letter Comprising the Bid
9	Details of Bidder
10	Documents For Eligibility Criteria
11	Net-worth Certificate from Statutory Auditor / Chartered Accountant
12	Power of Attorney for Signing the Bid
13	Undertaking for Downloaded Tender Document
14	Relevant documents; if any